

East Ludington Avenue Historic District

East Ludington Avenue has a rich
concentration of Historical Resources

The Historic District Study Committee was appointed by the Ludington City Council on October 12, 2009. The proposed historic district runs along the thoroughfare of East Ludington Avenue from the intersection of Staffon Street on the east to the east side of Harrison Street on the west. It is bounded by the alleyways north and south of East Ludington Avenue.

Mason County Courthouse

304 E Ludington



The Mason County Courthouse is perhaps the grandest landmark structure in our city. It is listed on the National Register of Historic Places.

Cartier Mansion

409 E Ludington



The Cartier Mansion was built in 1901 by Warren A. Cartier, third child of Antonie E. and Eliza Cartier. He was a prominent businessman, with very strong connections to Notre Dame University including giving the institution the land upon which its football field was built and his wife and he owned a home in Fort Myers, Florida where his neighbors were Thomas Edison, Henry Ford and Harvey Firestone.

Latimer House

701 E Ludington



The Latimer House was constructed in 1889 by Dr. Frank N. Latimer a respected local physician and druggist. The home was later owned by the Wilmer T. Culver another high profile business leader. This house is on the State Register of Historic Places.

Ludington Public Library

217 E Ludington



The City received a \$15,000 grant from Andrew Carnegie to build the library in 1906 on East Ludington Avenue. An addition was added in 1976 behind the portion fronting the avenue and ground will be broken for a second addition, a children's library this fall.

The Judge Hal Cutler House



The Judge Hal Cutler house was built in 1907 and was owned by Hal and Lorene Cutler from 1927 to 1963.

Post Office 201 E Ludington



The Ludington Post Office was built in 1931

Daniel Goodenough House



The Daniel Goodenough House was built circa 1888. Goodenough first operated a general store and then became a manufacturer. This home is on the State Register of Historic Places.

William Jennings Bryan & Thomas Burns-Bryan was an overnight guest at the Goodenough home.



Daniel Goodenough was a good friend of William Jennings Bryan. Shown here are Thomas Burns, a local farmer (left) and William Jennings Bryan who stayed with the Goodenough family while visiting Ludington during one of his presidential campaigns. Bryan was an unsuccessful candidate for president in 1896, 1900 and 1908, elections won by William McKinley, Theodore Roosevelt and William Taft respectively. The Burns farm house has been preserved at Historic White Pine Village.

A.E. Cartier House

501 E Ludington



The Antoine and Eliza Cartier house was built in 1878. Antoine's lineage can be traced back to French explorer Jacques Cartier. Antoinie was a lumber baron owning Cartier Lumber Company in Ludington located at the foot of James Street. He served as mayor in 1880-81. He moved to Ludington in 1877 from Manistee and purchased the Pardee & Cook lumber operation.

The Proposed Historic District represents the gateway to our community.

- Perceptions are often based on first impressions.
- These structures help define the character of our community
- Image
- Community Pride
- Compliments the impact of our beautiful petunias
- The presence of Leveaux Park within the district makes another important statement.

The proposed Historic District represents the landmarks of our City's heritage

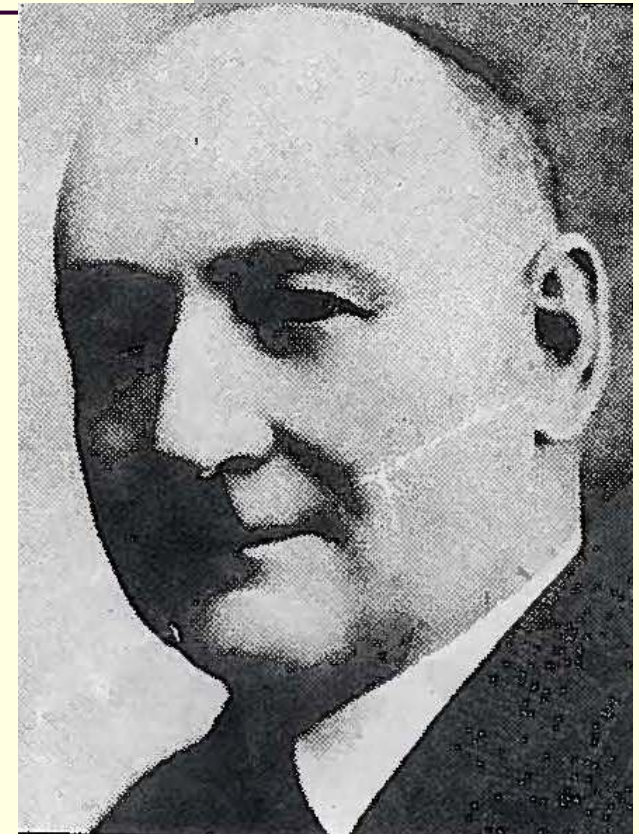
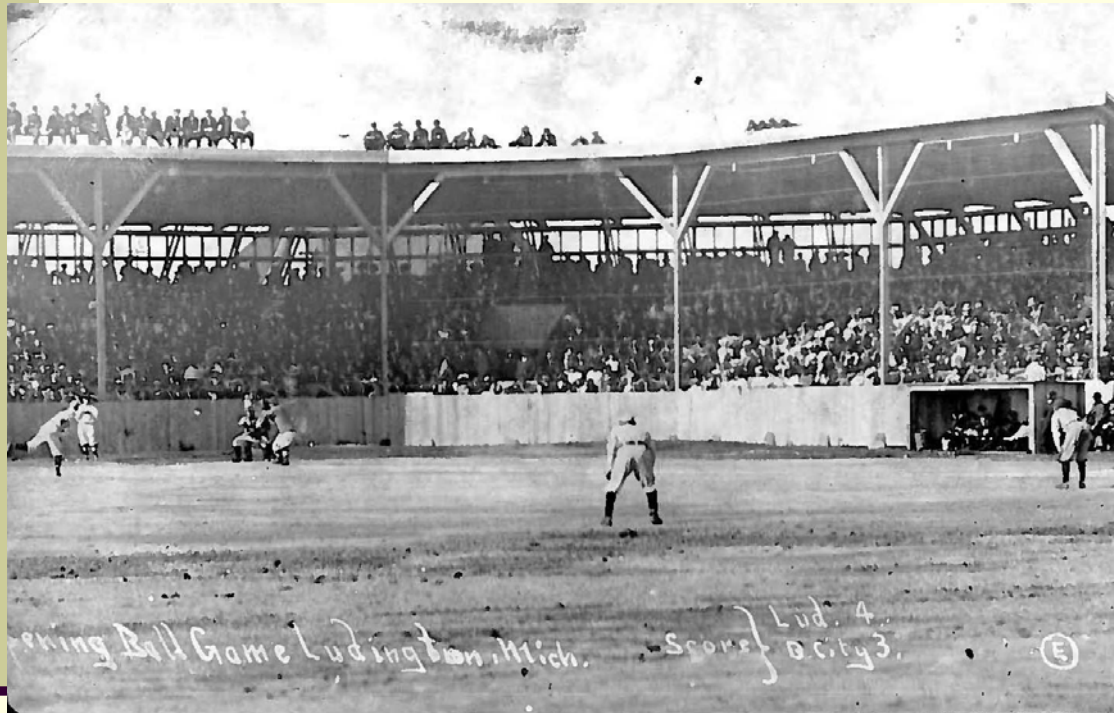
- Landmarks are defined as “A building or other place of outstanding historical, aesthetic, or cultural importance.”
- Our first economic boom was fueled by timber.
- Lumber barons and other businessmen acquired the capital to make important investments in the development of our community.

Justus & Paulina Stearns- First Hospital & Stearns Hotel



Justus and Paulina Stearns converted their home at 1109 S. Washington Avenue into the city's first hospital named the Paulina Stearns Hospital in 1906 and it functioned at this location until 1940 when a new Paulina Stearns Hospital was constructed across the avenue in 1940. That structure remains intact owned by Mason County. There existed a Mason County Hospital Association at the time of the founding of the first hospital and not surprisingly several of the wives of prominent businessmen and professional men served on its organization board: Mrs. Lodema Goodenough, Mrs. Fannie Latimer, Mrs. Ester Sahlmark, Mrs. Eva Snow. Justus Stearns built the Stearns Hotel in 1903, a 90 room lodging facility on East Ludington Avenue. He also owned the First National Bank, Giles Boat & Engine Works down at the waterfront and Handy Things, a well-known manufacturing plant. Stearns served as Secretary of State in President McKinley's cabinet in 1898 and ran unsuccessfully for governor of Michigan in 1900. Lumbering was his first successful business enterprise and he had a major role here in Ludington, Kalkaska and Kentucky. His descendants now own his summer cottage at Epworth Heights.

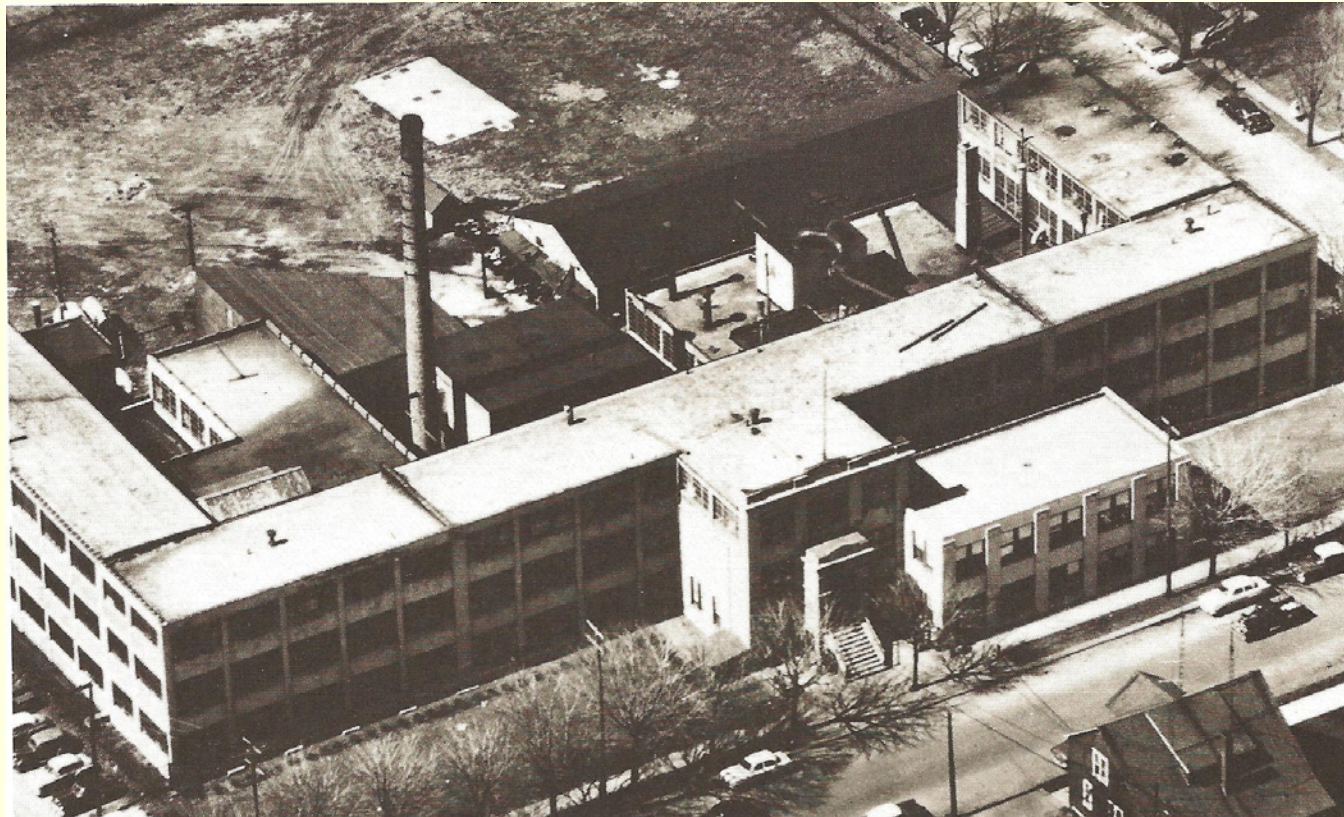
Wilmer T. Culver – 401 & 405 E Ludington Culver Park & Carom Company



Wilmer Culver served as vice president of the Ludington Northern Railroad, the Carrom Company and Stearns Motor Manufacturing Company. He also secured the real estate down near the waterfront and was instrumental in the construction of Ludington's professional minor league ballpark. Named Culver Park, the Ludington Mariners played here for seven seasons. In the photo on the left, the inaugural game, May 24, 1912 at Culver Park is in progress, a contest in which the Mariners defeated a team from Boyne City 4-3. The ballpark was located at the corner of Loomis and Lewis Streets near the site of Ludington's first municipal marina.

Otto Starke- 507 E Ludington

Star Watch Case



Otto Starke was one of the principals who owned and launched the Star Watchcase Company in 1898.

Frank Pierce- 720 E Ludington

The Big Store



Frank Pierce was the second owner of "The Busy Big Store" in the center of downtown Ludington located in a large retail space that still stands. He served as the Mason County Clerk and was a lumber inspector. He also owned Pierce Manufacturing Company.

Karl Ashbacker-403 E Ludington WKLA



Karl L. Ashbacker first went into business owning and operating the Toggery in 1906 shown here on the right. Ashbacker's middle name was Louis, thus the call letters for the radio station WKLA. The station went on the air on October 8, 1944. Ray Plank a name familiar to many in our town purchased the radio station in 1949. That's Mr. Plank behind the wheel in the vehicle on the left.

Dr. Frank N. Latimer-701 E Ludington

Latimer's Drug Store



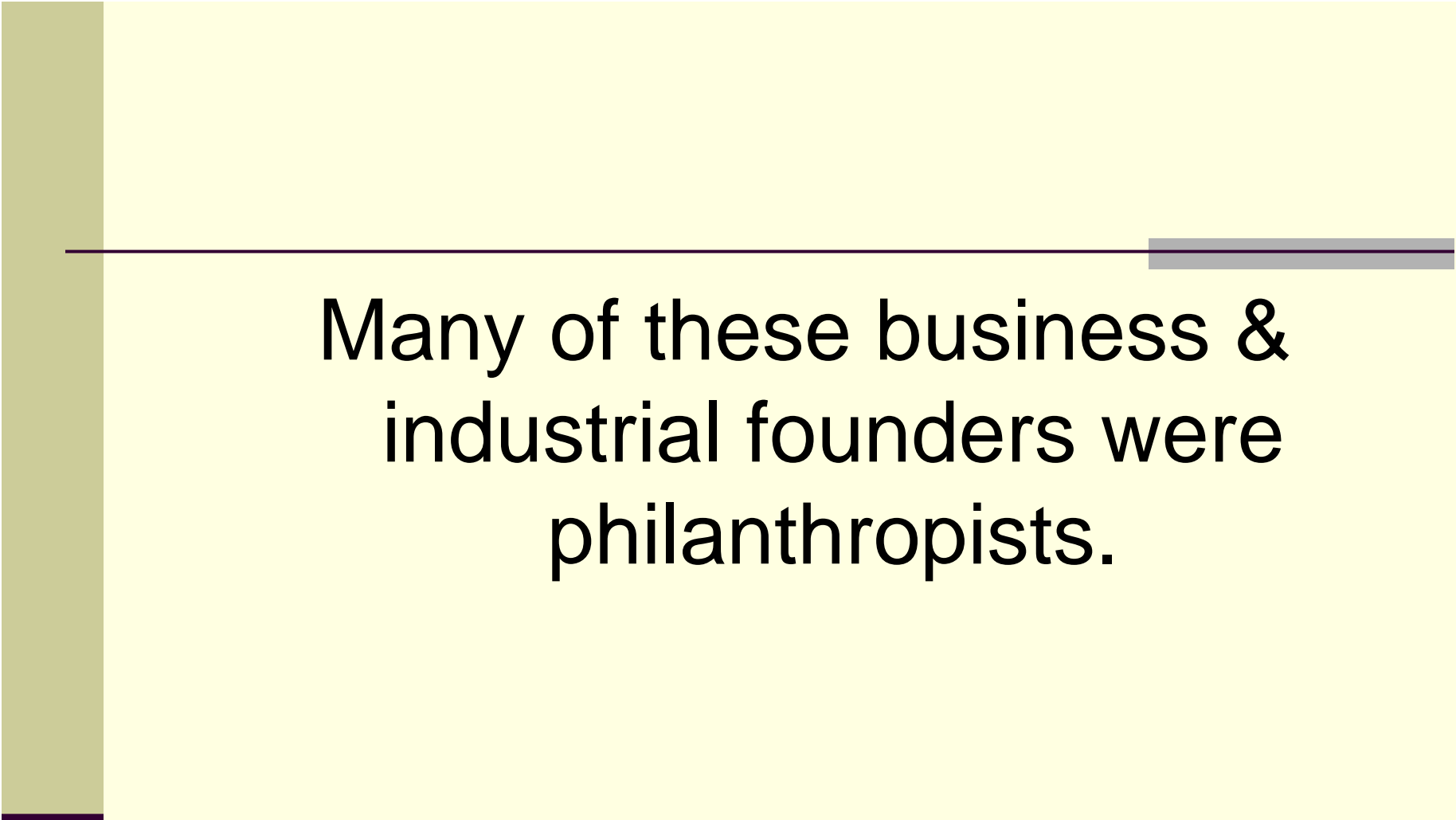
Dr. Frank Latimer, is another example of an owner of a historic home in the proposed historic district that owned and operated a business in the city. His wife Fannie is pictured alongside the doctor.



Sam & Eva Snow 508 E Ludington Snow's Drug Store



Sam and Eva Snow's drugstore was located in the building on the northwest corner of Ludington Avenue and James Street. The tall building just west of the apothecary was the former Ludington post office.

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Many of these business &
industrial founders were
philanthropists.

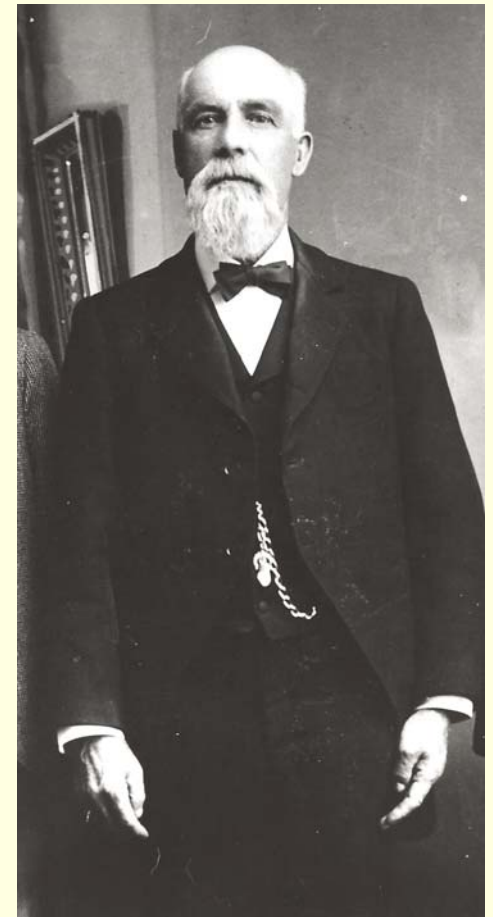
Justus Stearns

- Stearns Park & their residence became the City's first hospital



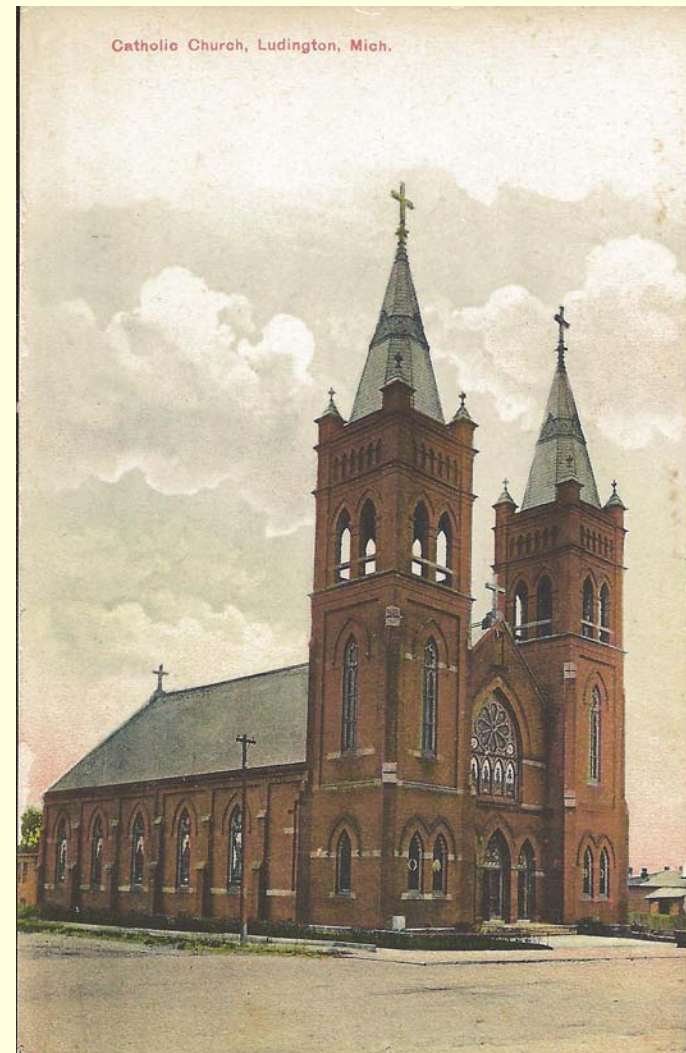
Antoine Cartier

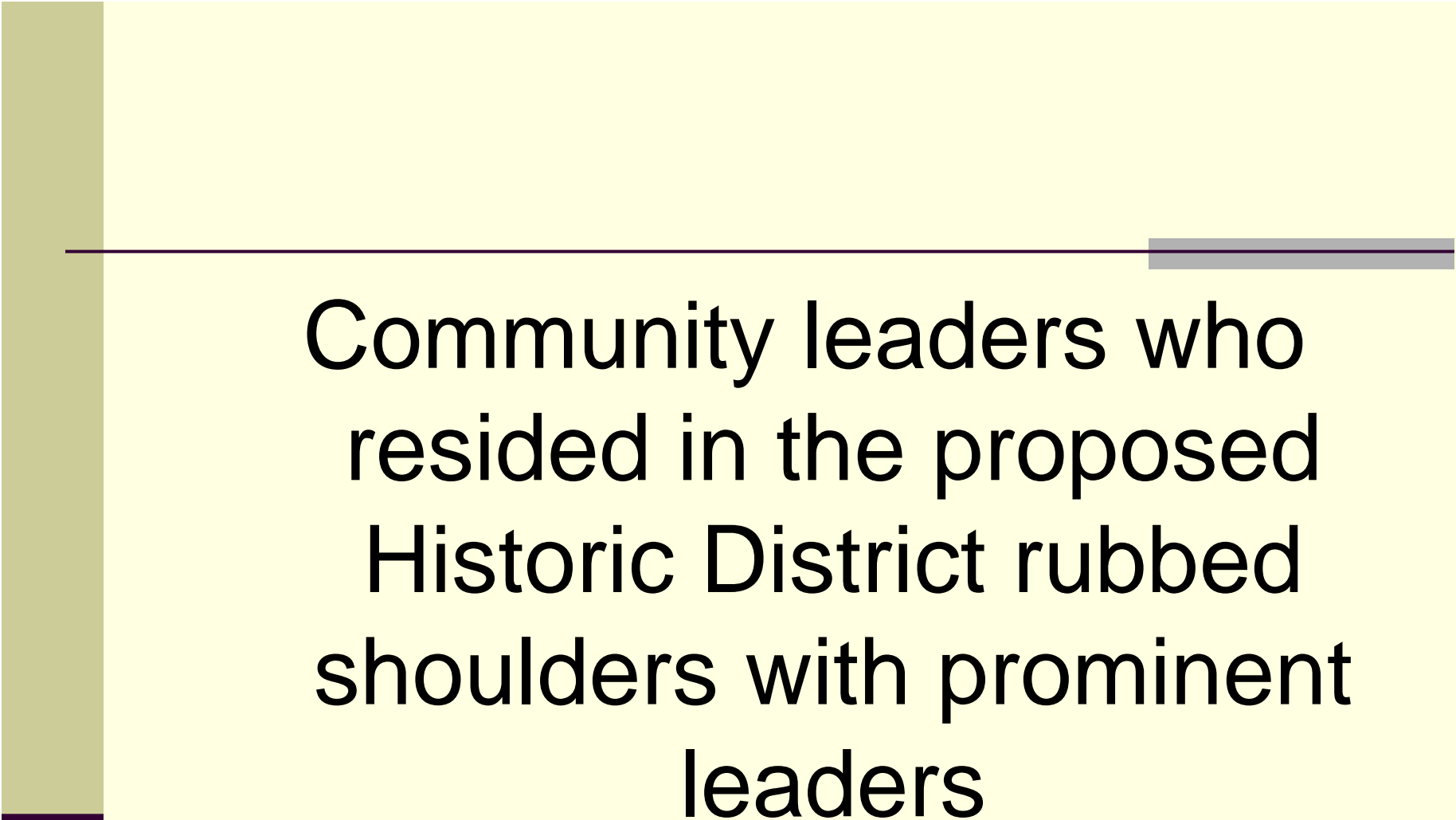
- Cartier Park, Epworth League, St. Simon's Church and the Elks Building



Antoine Cartier Continued...

The former St. Simmons Church.



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Community leaders who
resided in the proposed
Historic District rubbed
shoulders with prominent
leaders

William Jennings Bryan



Governor Albert Sleeper



Earlier in his political career, Albert Sleeper served as a state senator and state treasurer. A Republican, Sleeper was elected governor for two terms: 1917-1920. Governor Sleeper was a guest at the Stearns Hotel.

Governor Alex Groesbeck



Although his father was a Democrat, Alex Groesbeck became a standard bearer for the GOP. He was a three-term governor serving from 1921-1926. Governor Groesbeck was a guest at the Stearns Hotel.

Governor Fred Green

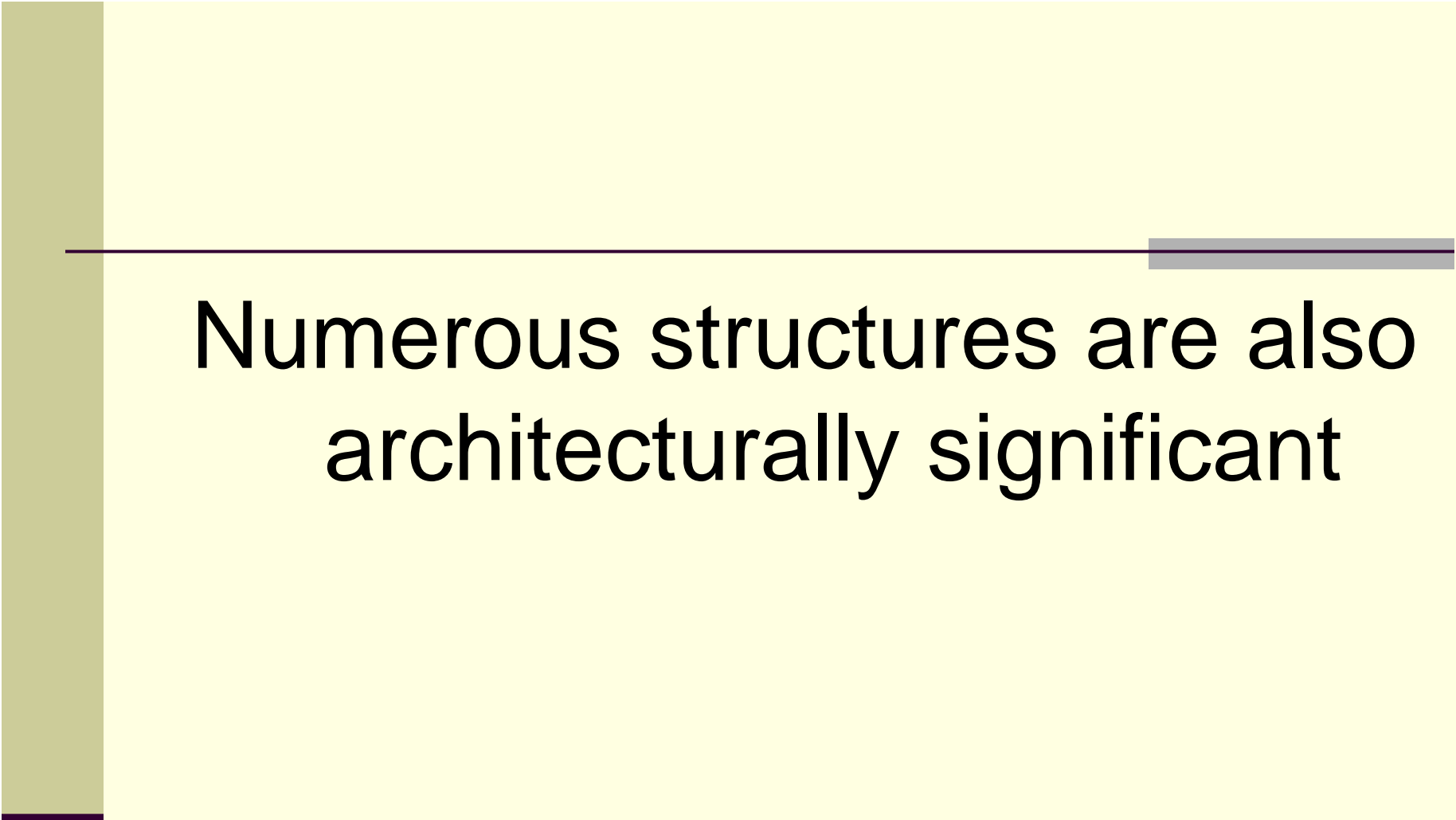


Fred Green was born in Manistee and later lived in Cadillac. He served in the army during Spanish America War. He was a Republic governor of our state for two terms, 1927-1930. Governor Green was also a guest of the Stearns Hotel while visiting Ludington.

Evangelist Billy Sunday



Evangelist Billy Sunday (1862-1935) participated at First Methodist Episcopal Church (where the Ludington Area Arts Center is today) for four weeks beginning on February 24, 1901. Sunday was a former National League outfielder spending his first five years playing for the Chicago Cubs. Born into poverty, Sunday became the nation's most famous evangelist.

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Numerous structures are also
architecturally significant

The Warren Cartier Mansion

409 E. Ludington Avenue

The Warren Cartier Home, located at 409 E. Ludington Avenue, is one of the finest examples of Neo-Classic architecture in western Michigan. After the World's Fair in Chicago in 1893, this style of architecture saw resurgence and Ludington is fortunate to be a beneficiary of this classic style. Constructed in 1901 using Roman pressed brick and trimmed with Bedford limestone, the original structure was equipped with a steam heating system and a pulley-operated draft system to provide cooling. Chandeliers allowed for both gas and the "modern" electricity. Interior detailing incorporates the use of mahogany, cherry, walnut, white maple, oak and hickory.

The Latimer House

701 E. Ludington Avenue

Originally built in 1889 for Dr. Frank N. Latimer, a respected local physician and druggist. Currently known as The Inn at Ludington, the architect was Mr. Tiedeman whom has design and built several homes in the Ludington area. This home is a fine example of Victorian Era Queen Anne style of architecture and includes such features as original wood siding with various shingle detailing, multiple gable roofs, significant round turret complete with a conical roof cap, front facing masonry detailed chimney and mostly original window fenestrations. The original missing wrap porch has been carefully reconstructed in keeping with the original style. This property was listed on The State of Michigan Registry of Historic Sites in 1996.

The A.E. Cartier Home

501 E. Ludington Avenue

The A. E. Cartier Home, currently known as The Ludington House Bed & Breakfast, was constructed in 1878. This is another one of Ludington Avenue's premier examples of Victorian Queen Anne style of architecture. The current owner has painstakingly made great efforts in restoring the original white pine wood siding and detailed shingle trim with a coordinated paint scheme reflective of the era. Other significant architectural features include the highly detailed brick fireplace chimney, originally placed double-hung windows, wood turned porch columns, balcony railings and balustrades, and ornate overhang brackets. This home has a pleasing front facing 2-story bay window with flared siding and a restored side entry sunroom.

The James Foley Home

702 E. Ludington Avenue

Another one of Ludington Avenue's significant lumber baron mansions, the James Foley Home was constructed around 1898. Mr. Foley was a prominent businessman and contributed to the early development of the Ludington area. Beginning in 1873, he led the Flint & Pere Marquette Boom Company for more than 20 years, employing over 200 men for the purpose of floating the logs for various operators down the Pere Marquette River to the mills. Mr. Foley later went on to serve as vice president of First National Bank from 1905-1926.

This fine example of Queen Anne style of architecture has been restored with much attention to detail. Although currently clad with vinyl siding, great care was taken to replicate detailing of the original siding while preserving significant trim, fascia and frieze boards details. Original gable embellishments and brackets have been retained, along with the significant porch details, columns, and balustrades. The pyramidal turret roof is intact and the second story balcony has been restored. This home has a large ballroom on the third floor.

The Daniel W. Goodenough House

706 E. Ludington Avenue

The Daniel W. Goodenough Home has been listed on the State of Michigan Register of Historic Sites in 1984. A premier example of Queen Anne style of construction, this property exudes the finest details of this architectural style. Highly detailed wood siding, trim and embellishments, including significant porch details, porch columns, balustrades, frieze boards and fable end embellishments. The roofline is a massive two-and one half story frame hip roof with prominent front and side gables. A three story pyramid roof caps the corner turret tower, complete with an upper level balcony and a lattice and spindlework veranda that extends across the front and one side of the house.

Mason County Courthouse

300 E. Ludington Avenue

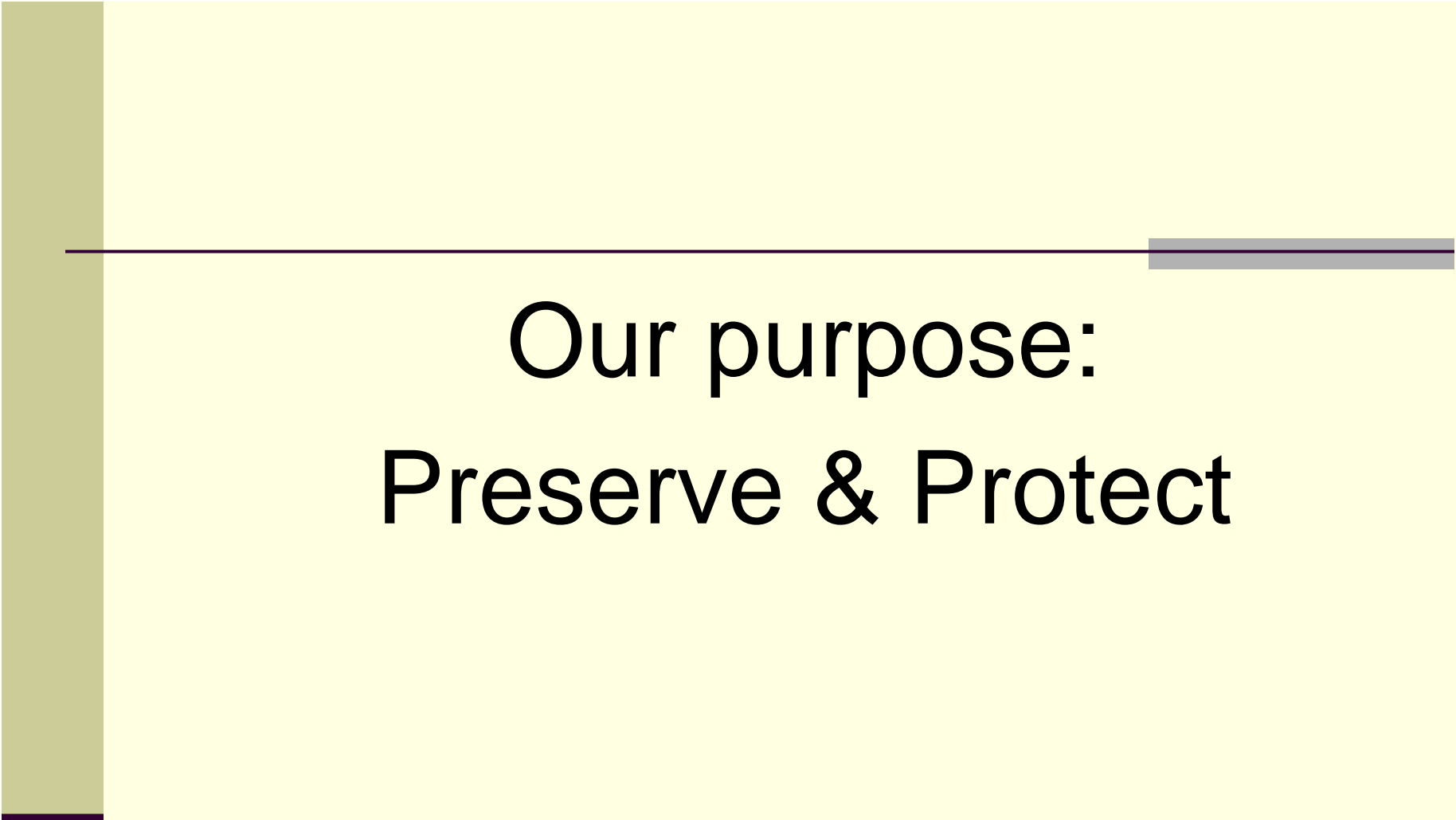
The Mason County Courthouse was built in 1894 and is one of western Michigan's finest examples of Romanesque Revival style of architecture. This property was proclaimed as "Especially notable for its' high quality design," as stated by Kathryn Eckhart, a respected architectural historian and former director of the State of Michigan Historic Preservation. The Mason county Courthouse is listed on the national Register of Historic Places.

Ludington District Library

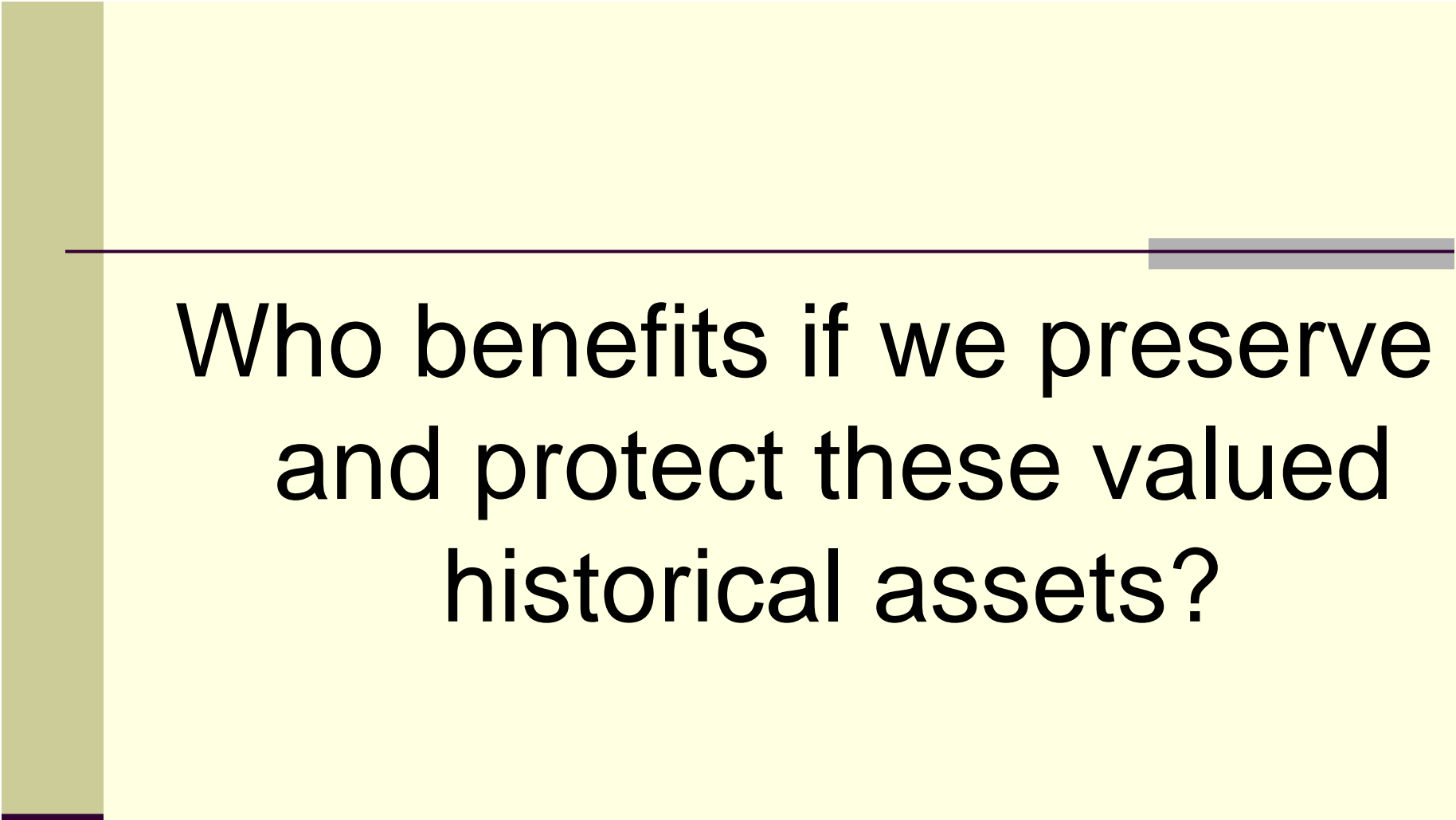
217 E. Ludington Avenue

The Ludington Public Library was originally completed on December 30, 1905 with \$15,000 grant funds from Andrew Carnegie, with the city providing the property. Architect Edward Lippincott Tilton was recommended by Mr. Carnegie and John Anderson was a local builder hired to construct the building.

An excellent example of neoclassical architecture, typical of Carnegie funded libraries throughout America; the large two-story structure is unique in that it is constructed as an exposed concrete structure. Many details were provided in the concrete, including large arched windows and a centered arched entrance with heavy band detailing and keystones. Corner quoins and upper recessed panels add to the neoclassical detailing. The significant roof overhang has detailed brackets and an upper entablature area. Low pitched hip roof dormers complete the roof detailing.

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Our purpose:
Preserve & Protect

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Who benefits if we preserve
and protect these valued
historical assets?

Our process for creating an East Ludington Avenue Historic District

- Precisely followed the steps prescribed by the State Historic Preservation Office.
- City Council appointed a study committee: William Stumpf, Chairman; William Anderson; Sharon Bluhm; David Germain; Kendra Thompson; Heather Venzke; Ronald Wood
- Study committee surveyed every property in the proposed district in completing its report.
- Report is reviewed and evaluated by the State Historic Preservation Office & Michigan Historical Commission.
- Public Hearing is Held.
- The report and findings are considered by City Council.
- If favorable, an historic district ordinance is adopted and a historic commission is created and members are appointed.

Establishing an historical district will be an integral part of the Ludington/Mason County Economic Development Plan

- Cultural/heritage tourism is a natural fit.
- The front door to the central business district is critically important to Downtown Revitalization & sustaining vibrancy.
- Home tours like happenings in Holland's Historic District.
- "Architective" learning experiences like those in Manistee.
- Garden tours such as happen in many historic home districts.

Closing Thoughts

- This is about protecting and preserving irreplaceable historic assets.
- This is about quality of life.
- This is about community pride.
- This is about economic growth.

Questions

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